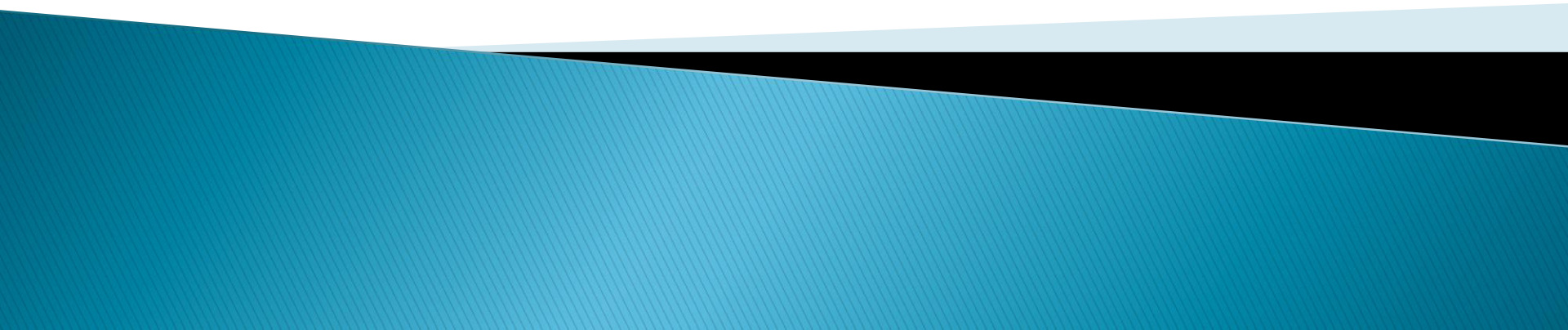
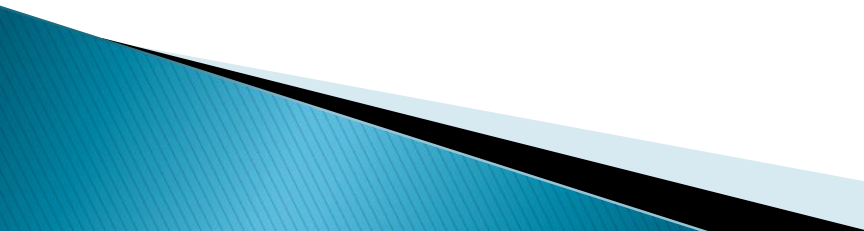


# How to Implement Effective Housing Policies to Reduce Lead Hazards



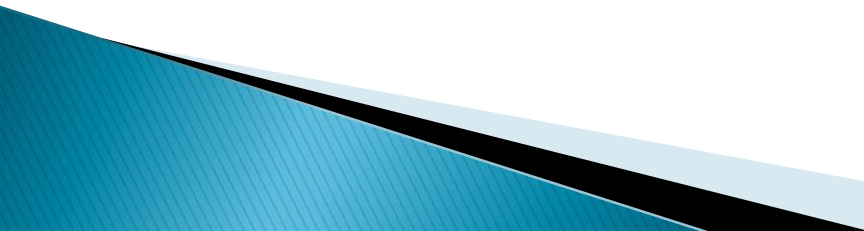
# How to Implement Effective Housing Policies to Reduce Lead Hazards

## Adoption of the City of Rochester Lead Ordinance

- **Effective Lead Coalition** – Afternoon session on “Engaging Government”
  - **Support/Buy In**
    - Internal
      - Government – City Council, City Administration, County, Inspection Staff
    - External
      - Landlords, Property Agents, Third Party Lead Professionals
  - **Collaboration**
  - **Identifying Resources and Processes**
- 

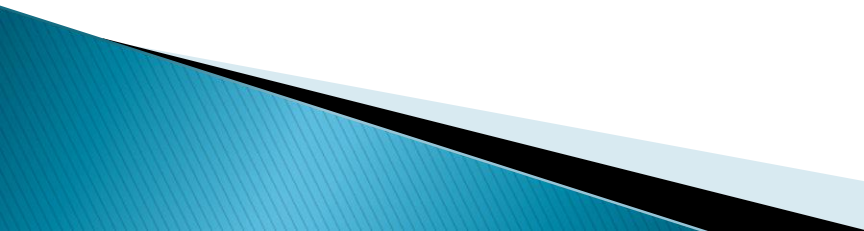
# How to Implement Effective Housing Policies to Reduce Lead Hazards

## Areas of Focus

- ▶ **Solid Foundation** – Ability to Gain Access to Units – Property Maintenance Inspection and Enforcement Program
  - ▶ **Training** – Internal and External – Extensive and Ongoing
  - ▶ **Painting Clear Expectations** – Inspectors, Owners & Agents and Third Party Clearance Providers
  - ▶ **Quality Assurance/Accountability** – Internal and External
  - ▶ **Efficient Means of Statistical Reporting**
- 

# How to Implement Effective Housing Policies to Reduce Lead Hazards

## Solid Foundation

- **Existing Property Maintenance Inspection Processes**
    - Renewable Certificate of Occupancy
    - Quality Housing Inspections
    - Complaint
    - Referral
    - Survey
  - **Organizational Structure**
    - Established reporting and oversight
  - **Code Enforcement**
    - Established adjudication processes and system
- 

# How to Implement Effective Housing Policies to Reduce Lead Hazards

## Training

- **Landlords and other Property Agents**
  - Field, Meetings and Private Sector
- **Third Party Lead Clearance Providers**
  - Meetings and Private Sector
- **Internal – Developing Lead Experts**
  - Inspectors, Supervisors and Support Staff
- **Cross-Training/Shadowing with MC DOH staff**

# How to Implement Effective Housing Policies to Reduce Lead Hazards

## Painting Clear Expectations

### ➤ Internal

- Prioritization
- Policy and Procedures
- Continued Discussion

### ➤ External

- Landlords and Agents
  - Educating – Adjusting the business model
  - Ongoing meetings and conversations
- Lead Professionals
  - Procedural Training

# How to Implement Effective Housing Policies to Reduce Lead Hazards

## Quality Assurance/Accountability

### ➤ Internal

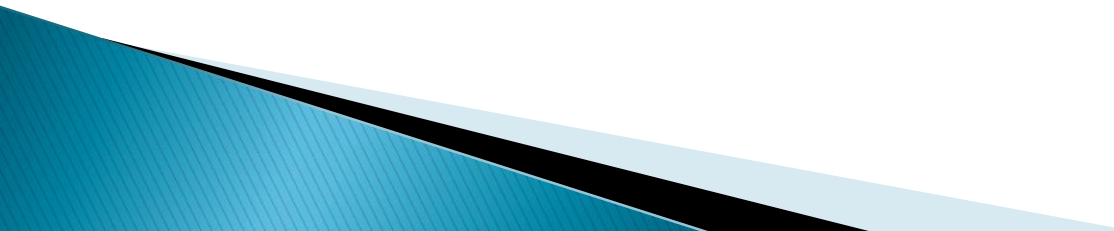
- Auditing of Inspection Staff
  - Random
  - Tandem
  - Complaint
  - DWT Procedures

### ➤ External

- Auditing of Third Party Lead Clearance Providers
  - Non-Responsibility Charge
- Landlords – Code Enforcement

# How to Implement Effective Housing Policies to Reduce Lead Hazards

## Efficient Means of Statistical Reporting

- Update reports provided to Council and the Public
  - Validates progress/continued issues
  - Provides basis for educated changes & necessary budgetary efficiencies to “An Evolving Law”
- 



# How to Implement Effective Housing Policies to Reduce Lead Hazards

## **Evolving Law – In Response to “ ...”**

### ➤ **Budgetary Constraints**

- Developed a more efficient and cost effective process of performing dust wipe testing by eliminating units/buildings where dust hazards didn't exist.

### ➤ **Elimination of the QHI Program**

- Amendment to C of O legislation for three year renewal for one and two families.
- Adding failure to obtain a C of O has a DHS Health and Safety violation.
- Development of a Primary Prevention Grant initiative for one and two families with past lead hazards.

### ➤ **Associated Code Changes – RRP**

### ➤ **Adjudication results of Third Party Lead Clearance Providers**

- Lead to an Amendment to the Lead Ordinance to create local clearance process and provide oversight authority.

# City of Rochester Lead Ordinance 8 Year Statistics

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Totals
Units inspected for deteriorated interior paint	16449	11607	13355	16766	14656	14048	13485	15268	115634
Number (percent) units failing deteriorated interior paint inspection	958 (6%)	1380 (12%)	699 (5%)	684 (4%)	733 (5%)	711 (5%)	405 (3%)	235 (2%)	5804 (5%)
Number (percent) units passing interior paint inspection	15491 (94%)	10227 (88%)	12656 (95%)	16082 (96%)	13923 (95%)	13337 (92%)	13080 (97%)	15033 (98%)	94796 (94%)
Units referred for dust wipe test*	3850	5778	5320	5607	5068	3033	2554	2637	33847
Number (percent) referred units that received dust wipe test**	2850 (74%)	4606 (80%)	4654 (87%)	4940 (88%)	4785 (94%)	3071 (101%)	2061 (81%)	2363 (90%)	29330 (87%)
Number (percent) of units passing dust wipe test	2420 (85%)	3936 (85%)	4242 (91%)	4518 (91%)	4354 (91%)	2691 (88%)	1834 (89%)	2153 (91%)	26148 (89%)
Number of units cleared (outstanding) after failing dust wipe test	422(8)	663(7)	408(4)	409(13)	425(6)	372(8)	213(14)	194(16)	3106(76)
Buildings inspected for exterior lead hazards	10548	10619	8612	11110	8684	7599	8450	7912	73534
Number (percent) of buildings passing exterior lead hazards inspection	8588 (81%)	9391 (88%)	7339 (85%)	9934 (89%)	7339 (85%)	6515 (86%)	7409 (88%)	7032 (89%)	63547 (86%)